

# 03-15-90 THURSDAY, MARCH 15, 1990

## STATEMENT OF PROCEEDINGS

FOR THE MEETING OF THE BOARD OF SUPERVISORS

OF THE COUNTY OF LOS ANGELES

HELD IN ROOM 381B OF THE HALL OF ADMINISTRATION

500 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

9:30 O'CLOCK A.M.

**Present:** Supervisors Kenneth Hahn, Edmund D. Edelman, Deane Dana  
Michael D. Antonovich, and Peter F. Schabarum, Chairman

**Absent:** None

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### 03-15-90.1 7 1.

Auction sale of the following County-owned excess properties, Calabasas Highlands (5): AWARD PARCEL 17 TO MICHAEL O'CONNELL IN AMOUNT OF \$180,000 AND REFER PARCELS 1 AND 34 BACK TO THE DIRECTOR OF INTERNAL SERVICES

Parcel 1, at a minimum bid of \$300,000  
Parcel 17, at a minimum bid of \$180,000  
Parcel 34, at a minimum bid of \$150,000

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### 03-15-90.2 8 2.

Auction sale of County-owned surplus property, located at 1801 W. Valley

Blvd., Alhambra (5), at a minimum bid of \$2,100,000. REFER BACK TO THE DIRECTOR OF INTERNAL SERVICES

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### **03-15-90.3 9 3.**

Hearing on the Weed Abatement Referee's Report to the Board. APPROVE REPORT AND INSTRUCT AGRICULTURAL COMMISSIONER TO REMOVE NOXIOUS OR DANGEROUS WEED, BRUSH, RUBBISH, ETC.

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### **03-15-90.4 10 4.**

Hearing on proposed West Athens-Westmont Community Plan and Implementation Program [Local Plan Amendment 89-305-(2)], Community Standards District, Associated Zone Changes and Zoned District. ADOPT RESOLUTION APPROVING THE WEST ATHENS-WESTMONT COMMUNITY PLAN; APPROVE COMMUNITY STANDARDS DISTRICT, ASSOCIATED ZONE CHANGES AND ZONED DISTRICT; APPROVE NEGATIVE DECLARATION CERTIFY COMPLETION AND DETERMINE THAT THIS PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT OF THE PHYSICAL ENVIRONMENT; AND ADOPT ORDINANCE NOS. 90-0034 AND 90-0035

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### **03-15-90.5 2 5.**

Hearing on Plot Plan No. 36959-(4), to request a 20 foot front yard modification bounded by two private streets: Sweetwater Canyon Drive on the north and Beckledge Terrace on the south; and to allow a 9'4" high retaining wall parallel to and 3' from the Beckledge Terrace right of way but 21' from the traveled roadway; two retaining walls varying in height from 9'4" to 42" located on each side of the aforementioned wall extending 21' into the unused portion of the Beckledge right-of-way, Malibu Zoned District, applied for by Dr. J. Alan Jensen. (Appeal from Regional Planning Commission's denial) CONTINUE TO APRIL 12, 1990 AT 9:30 O'CLOCK A.M.

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### **03-15-90.6 3 6.**

Hearing on No Change of Zone Case No. 88-460-(5), from R-1-7,500 to C-2 to construct a two-story commercial, shopping and office center located on the northeast corner of North 50th Street West and West Avenue L-2, Quartz

Hill Zoned District, petitioned by Ben Sayani. CONTINUE TO MARCH 29, 1990 AT 9:30 O'CLOCK A.M. (Relates to Agenda No. 7)

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**03-15-90.7 3 7.**

De novo hearing on Conditional Use Permit Case No. 88-460-(5), to allow a two-story commercial development located on the northeast corner of North 50th Street West and West Avenue L-2, Quartz Hill Zoned District, applied for by Ben Sayani. (Appeal from Regional Planning Commission's denial) CONTINUE TO MARCH 29, 1990 AT 9:30 O'CLOCK A.M. (Relates to Agenda No. 6)

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**03-15-90.8 14 8.**

Hearing on Zone Change Case No. 88-519-(2), from R-3 to C-3-DP, to construct a 3-story hotel with 34 guest rooms and manager's apartment with parking for 35 automobiles located on the southerly side of West El Segundo Boulevard at the I-405 northbound freeway off-ramp, approximately 1.0 mile south of the Los Angeles International Airport Terminal, Del Aire Zoned District, petitioned by Taraway, Incorporated. APPROVE AND CERTIFY COMPLETION OF NEGATIVE DECLARATION AND DETERMINE THAT PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT. FIND THAT PROPOSED CHANGE OF ZONE IS CONSISTENT WITH GENERAL PLAN; ADOPT CHANGE OF ZONE RECOMMENDATIONS OF REGIONAL PLANNING COMMISSION AND ADOPT ORDINANCE NO. 90-0039Z

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**03-15-90.9 11 9.**

Hearing on Zone Change Case No. 89-294-(4), from R-3-P to C-3 to allow construction of a two-story motel located on the northwest corner of Compton Avenue and Gibson Avenue adjacent to the Long Beach Freeway, East Compton Zoned District, petitioned by the Regional Planning Commission. APPROVE AND CERTIFY COMPLETION OF NEGATIVE DECLARATION AND DETERMINE THAT PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT. FIND THAT PROPOSED CHANGE OF ZONE IS CONSISTENT WITH GENERAL PLAN; ADOPT CHANGE OF ZONE RECOMMENDATIONS OF REGIONAL PLANNING COMMISSION AND ADOPT ORDINANCE NO. 90-0036Z

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**03-15-90.10 12 10.**

Hearing on Zone Change Case No. 87-561-(5), from A-2-5 to C-3-DP to allow development of a hotel/retail/office park consisting of ten (10) multi-story buildings containing a floor area of not more than 200,000 sq. ft., and a four story, 300-room hotel with appurtenant parking facilities, landscaping and permanent open space areas located at the northwest corner of The Old Road and Magic Mountain Parkway, Newhall Zoned District, petitioned by Newhall Land & Farming. APPROVE AND CERTIFY COMPLETION OF NEGATIVE DECLARATION AND DETERMINE THAT PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT. FIND THAT PROPOSED CHANGE OF ZONE IS CONSISTENT WITH GENERAL PLAN; ADOPT CHANGE OF ZONE RECOMMENDATIONS OF REGIONAL PLANNING COMMISSION AND ADOPT ORDINANCE NO. 90-0037Z

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**03-15-90.11 13 11.**

Hearing on Zone Change Case No. 88-064-(2), from A-1 and R-3-20 to R-2-DP to develop one condominium lot containing 24 detached residential units, meeting facility, appurtenant parking and landscaping located at 11515 Budlong Avenue between Imperial Highway and 117th Street, Southwest Extension Zoned District, petitioned by the Community Development Commission. APPROVE AND CERTIFY COMPLETION OF NEGATIVE DECLARATION AND DETERMINE THAT PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT. FIND THAT PROPOSED CHANGE OF ZONE IS CONSISTENT WITH GENERAL PLAN; ADOPT CHANGE OF ZONE RECOMMENDATIONS OF REGIONAL PLANNING COMMISSION AND ADOPT ORDINANCE NO. 90-0038Z

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**03-15-90.12 4 12.**

Hearing on Tentative Tract Map Case No. 46820-(4), to create 1 multi-family lot with 21 new condominiums located on the northwest corner of Pacific Coast Highway and Zumirez Canyon Road, The Malibu Zoned District, applied for by Mark Lloyd, Penfield and Smith. (Appeal from Regional Planning Commission's approval) APPEAL WITHDRAWN; ABANDON PROCEEDINGS

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**03-15-90.13 15 13.**

Hearing on Zone Change Case No. 89-131-(5), from C-3-DP to CM-DP, to allow development of a gyroscope manufacturing plant located at the easterly terminus of Malibu Hills Road, approximately 1,000 feet east of Lost Hills Road, The Malibu Zoned District, petitioned by Mr. Sidney Meltzner.

CONTINUE TO MARCH 29, 1990 AT 9:30 O'CLOCK A.M. AND REQUEST APPLICANT TO MEET WITH HOMEOWNERS, THE SCHOOL DISTRICT AND THE DIRECTOR OF HEALTH SERVICES TO RESOLVE THE MATTER

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**03-15-90.14 16 14.**

Hearing on Zone Change Case No. 89-115-(5), from C-3 to R-1-25,000 to create two single family residential building sites on 1.6 acres located on the northwest corner of Mulholland Highway and Troutdale Drive with frontages of 430 feet on Mulholland and 298 feet on Troutdale, The Malibu Zoned District, petitioned by Ellis Gelman. APPROVE AND CERTIFY COMPLETION OF NEGATIVE DECLARATION AND DETERMINE THAT PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT. FIND THAT PROPOSED CHANGE OF ZONE IS CONSISTENT WITH GENERAL PLAN; ADOPT CHANGE OF ZONE RECOMMENDATIONS OF REGIONAL PLANNING COMMISSION AND ADOPT ORDINANCE NO. 90-0040Z; ALSO REQUEST REGIONAL PLANNING COMMISSION TO REVIEW ZONING IN AREA

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**03-15-90.15 17 15.**

Hearing on Tentative Parcel Map Case No. 20989-(5), to create 2 single family lots on 5 acres located on the east side of 82nd Street East, approximately 330 feet north of Avenue U, Littlerock Zoned District, applied for by Gunther H. Redmann. (Appeal from Regional Planning Commission's conditions of approval) DECLARE INTENT TO SUSTAIN APPLICANT'S APPEAL OF A CONDITION AND INSTRUCT COUNTY COUNSEL TO PREPARE FINDINGS AND CONDITIONS

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**03-15-90.16 18 16.**

Hearing on Zone Change Case No. 87-512-(5), from A-1-20,000 and A-2-2 to CPD to develop a neighborhood commercial development consisting of one single story 25,800 square foot retail building and one single story 7,000 square foot restaurant located north of The Old Road, south of Parker Road and west of Interstate 5, Castaic Canyon Zoned District, petitioned by The Olde Road Group. APPROVE AND CERTIFY COMPLETION OF NEGATIVE DECLARATION AND DETERMINE THAT PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT. FIND THAT PROPOSED CHANGE OF ZONE IS CONSISTENT WITH GENERAL PLAN; ADOPT CHANGE OF ZONE RECOMMENDATIONS OF REGIONAL PLANNING COMMISSION AND ADOPT ORDINANCE NO. 90-0041Z

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**03-15-90.17 19 17.**

Hearing on Zone Change and Local Plan Amendment Case No. 88-587-(5), from A-2-5 to C-3-DP to develop one commercial lot containing eight structures, one hotel complex (169 rooms) with ancillary uses of office, meeting facilities and restaurant space, three restaurants, two office projects, retail stores, grocery market, home improvement center, bank, appurtenant parking and landscaping; and an amendment to the Land Use Policy Map of the Santa Clarita Valley Areawide General Plan from U-2 to C located on the northwest corner of The Old Road and Pico Canyon Road, Newhall Zoned District, petitioned by Dale Poe Development Corporation. APPROVE AND CERTIFY THAT FINAL ENVIRONMENTAL IMPACT REPORT COMPLIES WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT AND WITH STATE AND COUNTY GUIDELINES; FIND THAT PROPOSED CHANGE OF ZONE IS CONSISTENT WITH GENERAL PLAN AND THAT THE PROPOSED PLAN AMENDMENT DOES NOT AFFECT THE INTERNAL CONSISTENCY GENERAL PLAN, INCLUDING ITS AREAWIDE COMMUNITY PLAN ELEMENTS; ADOPT CHANGE OF ZONE AND ADOPT RESOLUTION APPROVING PLAN AND INSTRUCT COUNTY COUNSEL TO PREPARE ORDINANCE AMENDMENT

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**03-15-90.18 20 18.**

Hearing on Tentative Tract Map Case No. 46013-(5), to create eight single family lots on 63 acres located on the south side of Avenue T-8, approximately 1/4 mile west of 40th Street East, Palmdale Zoned District, applied for by Stanley and Lois Sevilla. (Appeal from Regional Planning Commission's approval) TAKEN OFF CALENDAR; REQUEST APPLICANT TO PREPARE AN ENVIRONMENTAL IMPACT REPORT AND SUBMIT TO THE DIRECTOR OF PLANNING; ALSO INSTRUCT DIRECTOR OF PLANNING TO REVIEW THE WETLANDS ISSUE IN THE BARREL SPRINGS AREA

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**03-15-90.19 5 19.**

De novo hearing on Conditional Use Permit Case No. 86-564-(5) and Oak Tree Permit Case No. 86-564-(5), to ensure compliance with Hillside Management design review criteria for three single family lots on 14.2 acres of hillside land located northerly of Ranch Top Road, approximately 565 ft. east of Hastings Heights Lane, Altadena Zoned District, applied for by L and D Engineering. (Appeal from Regional Planning Commission's denial) CONTINUE TO MARCH 29, 1990 AT 9:30 CLOCK A.M (Relates to Agenda No. 20)

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## 03-15-90.20 5 20.

Hearing on Tentative Parcel Map Case No. 18073-(5), to create three single family lots on 14.2 acres of Hillside Land located northerly of Ranch Top Road, approximately 565 ft. east of Hastings Heights Lane, Altadena Zoned District, applied for by Rodine Companies, Incorporated. (Appeal from Regional Planning Commission's denial) CONTINUE TO MARCH 29, 1990 AT 9:30 O'CLOCK A.M. (Relates to Agenda No. 19)

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## 03-15-90.21 ADMINISTRATIVE MATTERS

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### 03-15-90.21.1 21 21.

Appeal of Wil Nieves for Orville Cargill from the denial of Conditional Use Permit Case No. 89-409-(1), to allow the continued boarding and transportation of horses as a commercial business located at 336 Workman Mill Road, Bassett, Puente Zoned District. DENY THE APPEAL AND SUSTAIN THE REGIONAL PLANNING COMMISSION'S DECISION DENYING SAID CONDITIONAL USE PERMIT

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### 03-15-90.21.2 6 22.

Decision on appeal by the 1990 National Chicano Moratorium Committee from the Sheriff's denial of a request for a parade permit for August 25, 1990, in East Los Angeles (3). CONTINUE TO March 29, 1990 AT 9:30 O'CLOCK A.M.

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### 03-15-90.21.3 22 23.

Decision on proposed amendment to the County Code, Title 22 - Zoning, adding a Topanga Canyon Community Standards District (5). (Hearing closed and continued from meetings of 11-2-89, 11-16-89, 12-21-89 and 2-15-90) INSTRUCT COUNTY COUNSEL TO PREPARE A REVISED ORDINANCE AMENDMENT INCORPORATING VARIOUS CHANGES AND ORDER THAT THE ORDINANCE BE PLACED ON THE AGENDA OF APRIL 26, 1990 FOR FINAL ACTION, WITH AN EFFECTIVE DATE OF SEPTEMBER 1, 1990

#### **03-15-90.21.4 24.**

Matters not on the posted agenda, to be discussed and (if requested) placed on the agenda for action at a future meeting of the Board, or matters requiring immediate action because of an emergency situation or where the need to take action arose subsequent to the posting of the agenda.

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#### **03-15-90.21.5 23**

Determined pursuant to Government Code Section 54954.2(b)(2), that the need to take action arose subsequent to the agenda being posted; instructed the Director of Planning to immediately direct a letter to the City and its contractor explaining that, based upon the currently available information, this landfilling operation cannot proceed unless the applicant applies for, and obtains approval of, the appropriate zoning permits for each of the sites proposed for this use. The letter should also explain that this process will entail the completion of an environmental impact report and will involve a public hearing process; and instructed the Executive officer of the Board to direct a letter to the Regional Water Quality Control Board asking that it provide the County and the Cities of Palmdale and Lancaster with a copy of the permit request for review and that it delay any decision regarding the disposal of this sludge material until after we have had an opportunity to respond with our comments.

THE FOLLOWING MOTION WAS INTRODUCED FOR DISCUSSION AND PLACED ON THE AGENDA OF MARCH 20, 1990 FOR CONSIDERATION:

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#### **03-15-90.21.6 24**

Recommendation as submitted by Supervisor Antonovich: Appoint five members, one by each Supervisor, to a special task force which will work on bringing an NFL team to the Los Angeles Memorial Coliseum.

Meeting adjourned (Following Board Order No. 24).  
Next meeting of the Board: Tuesday morning, March 20, 1990  
at 9:30 o'clock a.m.



The foregoing is a fair statement of the proceedings of the meeting held March 15, 1990, by the Board of Supervisors of the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

LARRY J.

Executive

of the Board of

MONTEILH

Officer-Clerk

Supervisors

By

CARMEN CALHOUN

Head Board

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Clerk